

Apartment 72 Willow
Court, Clyne
Common, Swansea,
SA3 3JB

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Apartment 72 Willow Court, Clyne Common, Swansea, SA3 3JB

£120,000



Step into this delightful first-floor, two-bedroom apartment in Willow Court, Seven Acres, Clyne Common, Bishopston. This exclusive, sought after development for the over 55's, set in beautiful landscape grounds, is perfectly suited for an active retirement and assisted living.

This inviting bright and airy home, accessed by a lift or stairs offers a relaxed, comfortable and functional living space.

The apartment is well positioned in the complex and comprises a spacious hallway, generous living room, two double bedrooms, well equipped kitchen and a bathroom with a walk-in shower and bath. Emergency care and fire alarms are fitted within the apartment, ensuring prompt assistance in case of emergencies.

Willow Court facilities cater to the daily needs and interests of owners, promoting a vibrant and engaging community, with easy access to local transport routes. Of special note is the community bus which runs two days a week into the popular seaside town of Mumbles.

Apartment owners can enjoy this retirement community, which offers a wide range of amenities, including a restaurant, coffee lounge and bar, hairdressers, gym, well-being centre, shop and communal parking. Should you wish to socialise and engage with other owners, you can join in with the wide variety of organised engaging onsite activities.

This unique development offers additional on-site access to a selection of different support services, including personalised care and assistance tailored to individual needs. On-site lunch meal delivery, laundry, cleaning and maintenance services are also available, further enhancing your convenience and comfort.

The entrances are monitored with CCTV, with electronic fob access into the apartments. The well-equipped complex offers a convenient and enjoyable living experience in a charming coastal setting.



Entrance

Via a hardwood door into the hallway.

Hallway

Door to a cloaks cupboard. Door to the bathroom. Door to airing cupboard. Doors to bedrooms. Door to the lounge.

Bathroom

8'0" x 8'2"

A well appointed bathroom suite comprising; large walk in shower. Bathtub. WC. Wash hand basin. Tiled walls. Extractor fan. Heated towel rail.

Bedroom One

11'9" x 11'0"

Set of double glazed windows to the rear offering a pleasant countryside outlook. Doors to built in wardrobes. Wall mounted electric heater.

Bedroom Two

12'5" x 7'9"

Set of double glazed windows to the rear offering a pleasant countryside outlook. Wall mounted electric heater.

Lounge

23'2" x 11'4"

Sliding door to the kitchen. Set of double glazed windows to the rear offering a pleasant countryside outlook. Wall mounted electric storage heater.

Kitchen

7'3" x 8'4"

A well appointed kitchen fitted with a range of base and wall units. Integral dishwasher. Washer/dryer. Integral fridge. Integral freezer. Built-in oven and grill with extracor hood over. Running work surface incorporating a range of base and wall units. Stainless steel sink and drainer unit. Tiled walls.



Grounds

Aerial Aspect

On Site Restuarant

On Site Shop

On Site Coffee Lounge & Bar

On Site Library

On Site Lounge

Services

Mains electric. Mains sewerage. Mains water. Broadband type - full fibre. Mobile phone coverage available with EE, Three, Vodafone & O2.

Council Tax Band

Council Tax Band - E

Tenure

Leasehold (103 years remaining)

Service Charge £7,339.36 (includes water rates)

Telephone £535.92 for the emergency care, includes calls to landlines & mobiles

Ground Rent £398.80

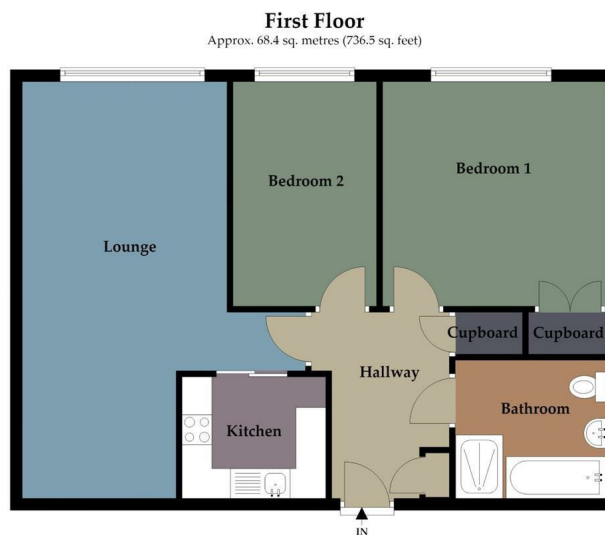
Next Ground Rent Review - October 2034

Next Service Charge Review - April 2027





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	85
England & Wales		
EU Directive 2002/91/EC		



Total area: approx. 68.4 sq. metres (736.5 sq. feet)

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Plan produced using PlanUp.